

**EXHIBIT A – FINDINGS**  
**Minor Use Permit/Coastal Development Permit DRC2015-00130**  
**Chatham Lane, LLC**

*CEQA Exemption*

- A. This project is found to be statutorily exempt from the California Environmental Quality Act under the provisions of Public Resources Code section 21080(b)(5), which provides that CEQA does not apply to projects which a public agency rejects or disapproves.

*Minor Use Permit*

- B. The proposed project or use is inconsistent with the San Luis Obispo County General Plan because the requested modification would result in a greater concentration of vacation rentals in the Moonstone Beach Drive neighborhood in Cambria than the ordinance allows for, and as a result would be incompatible with the purpose and character of the Residential Single Family land use category. This neighborhood already has a substantially greater concentration of vacation rentals than what is allowed by Section 23.08.165(C)(1) and the addition of another vacation rental in this neighborhood would further transform the character of the neighborhood from residential to visitor-serving and would contribute to the cumulative impacts (e.g. noise, street parking, non-residential traffic, etc.) of visitor-serving uses on the residential character of the neighborhood.
- C. The proposed project or use does not satisfy all applicable provisions of Title 23 of the County Code because it would allow a vacation rental to be established closer to an existing vacation rental than what is allowed by Section 23.08.165(C)(1). According to this section, no residential vacation rental in Cambria shall be located within: 1) 200 feet of an existing residential vacation rental on the same or opposite side of the street; or 2) within a 150-foot radius around the proposed vacation rental. The subject parcel is located immediately adjacent to an existing vacation rental on the parcel to the north (5940 Moonstone Beach Drive) and within 50 feet of two other vacation rentals (220 Kendall Lane and 202 Chatham Lane). It would also be located within 200 feet of a fourth vacation rental located on the same side of Moonstone Beach Drive. While the ordinance allows for modifications to the location standard through minor use permit approval, the application does not present any unique project or site characteristics that would justify an exception in this particular case. In fact, the project site is very typical of other vacation rental properties in Cambria and is located in an area that already exceeds the minimum separation requirement for vacation rentals.
- D. The establishment and subsequent operation or conduct of the use will be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the requested modification would result in a greater concentration of vacation rentals in the Moonstone Beach Drive neighborhood in Cambria than the ordinance allows for, and as a result would be incompatible with the purpose and character of the Residential Single Family land use category. Allowing a vacation rental on the project site and other similar properties in the area would cumulatively change the character of the neighborhood from a primarily residential area to a visitor-serving area. This would degrade the quality of life enjoyed by neighboring residents.
- E. The proposed project or use will be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the requested modification

would result in a greater concentration of vacation rentals in the Moonstone Beach Drive neighborhood in Cambria than the ordinance allows for, and as a result would be incompatible with the purpose and character of the Residential Single Family land use category. Allowing a vacation rental on the project site and other similar properties in the area would cumulatively change the character of the neighborhood from a primarily residential area to a visitor-serving area. This would degrade the quality of life enjoyed by neighboring residents.

- F. The proposed project or use will generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project, because allowing a vacation rental on the project site would exceed the concentration of vacation rentals allowed by the ordinance and because granting this modification and others for similar projects in the area would cumulatively change the character of the neighborhood from a primarily residential area to a visitor-serving area.